PATHWAY ANALYSIS - WEST CORVALLIS REFINEMENT PLAN

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0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LI	DOC	Chapter Name	Sect #	Sect. Name	Description	Discussion/Justification	Filter	Impact	Pathway/Conveyance	+/-/0 (a)	Mag. (b)	Dur. (c)	Int. (d)	ST	Tot.
1	WCP	Goals and Organizing Elements	3.1	Goals	1. Establish a framework of open space that conserves natural resources, supports the agricultural research mission of Oregon State University, defines and buffers development, and provides opportunities for recreation.	1 - Open space helps mitigate some of the harmful impacts of urbanization by filtering contaminants from runoff, allowing infiltration, providing shade that helps moderate temperature, and allowing opportunities to protect natural drainageways. This goal is beneficial to stream habitat. 10(a) - Positive: Open space has a positive impact on stream habitat. 11(b) - Reach: The policy applies to open space within the study area. 12(c) - Chronic: Open space persists for a long period of time. 13(d) - Medium: Open space helps maintain natural functions, which are critical to protecting habitat.	C/N	Indirect	Buffer	POS	2	3	2	7	7
2	WCP	Goals and Organizing Elements	3.1	Goals	4. Create new neighborhoods that encourage community building; offer diverse housing types, sizes, prices and rents; discourage auto use; and maintain or enhance the quality of life for their residents.	1 - New neighborhoods will add to impervious surfaces within the study area. Impervious surfaces increase the rate of runoff, concentrate pollutants, and interfere with groundwater recharge. New neighborhoods will result in more runoff and less infiltration and thus may be harmful to stream habitat. Nearly all of the runoff from new neighborhoods would be intercepted by the stormwater system, a small amount would infiltrate the ground in adjacent landscapes, and a small amount could be conveyed directly into surface waters. 10(a) - Negative: New neighborhoods would add impervious surface. 11(b) - Reach: The policy applies within the study area. 12(c) - Chronic: The neighborhoods would persist for a long period of time. 13(d) - Low: Most of the runoff would be intercepted by the storm sewer.	C/N	Direct	Impervious Surfaces	NEG	2	3	1	6	6
3	WCP	Goals and Organizing Elements	3.1	Goals	6. Balance open space conservation and growth in a way that protects important natural resources, accommodates forecasted growth, and maintains or enhances the quality of life of current and future residents of the Corvallis-Philomath area.	1 - The impact of this policy is uncertain. 10(a) - Neutral: Presumably "balance" means neutral. 11(b) - Reach: The policy applies within the study area. 112(c) - Chronic: The policy will persist until amended. 13(d) - Low: Impacts are uncertain.	C/N	Indirect	Buffer	NTRL	0	0	0	0	0
4	WCP	Proposed Land Use Plan	4.1 (c)	Permitted Uses and Policies: Neighborhood Villages	NV-I-2 Require a minimum residential density of nine dwellings per net resident acre within neighborhood villages, excluding areas set aside for commercial and employment uses, public facilities, and neighborhood parks greater than four acres in size. Pocket parks developed to serve adjoining residences should be included as residential acreage.	1 - Standards that establish minimum densities will yield more impervious surface within the study area. Impervious surfaces increase the rate of runoff, concentrate pollutants, and interfere with groundwater recharge. More runoff and less infiltration is harmful to stream habitat. Nearly all of the runoff from new neighborhoods would be intercepted by the stormwater system, a small amount would infiltrate the ground in adjacent landscapes, and a small amount could be conveyed directly into surface waters. 10(a) - Negative: Greater density would add impervious surface. 11(b) - Reach: The policy applies within the study area. 12(c) - Chronic: High density would persist for a long period of time. 13(d) - Low: Most of the runoff would be intercepted by the storm sewer.	D/Q	Indirect	Impervious Surfaces	NEG	2	3	1	6	6

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5	WCP	Proposed Land Use Plan	4.1 (c)	Permitted Uses and Policies: Neighborhood Villages	NV-I-4 requires that the majority of residential land in each neighborhood village is set aside for medium-density single-family housing (6-9 dwellings per net acre), either detached or attached, to meet the continuing demand for single-family housing while reducing land costs.	1 - Medium density development will yield more impervious surface within the study area. Impervious surfaces increase the rate of runoff, concentrate pollutants, and interfere with groundwater recharge. More runoff and less infiltration is harmful to stream habitat. Nearly all of the runoff from new neighborhoods would be intercepted by the stormwater system, a small amount would infiltrate the ground in adjacent landscapes, and a small amount could be conveyed directly into surface waters. 10(a) - Negative: Medium density would add impervious surface. 11(b) - Reach: The policy applies within the study area. 12(c) - Chronic: Medium density would persist for a long period of time. 13(d) - Low: Most of the runoff would be intercepted by the storm sewer.	D/Q	Indirect	Impervious Surfaces	NEG	2	3	1	6	6
6	WCP	Proposed Land Use Plan	4.1 (c)	Permitted Uses and Policies: Neighborhood Villages	NV-I-15 encourages the provision of pocket parks within neighborhood villages at a rate of at least one acre per 1000 people. Pocket parks should be up to one acre in size and no farther than one-quarter mile from any residence. It provides incentives for pocket parks, including provisions to allow smaller lots adjacent to these parks.	1 - Parks help mitigate some of the harmful impacts of urbanization by filtering contaminants from runoff, allowing infiltration, providing shade that helps moderate temperature, and allowing opportunities to protect natural drainageways. This policy is beneficial to stream habitat. 10(a) - Positive: Parks have a positive impact on stream habitat. 11(b) - Reach: The policy applies only within the study area. 12(c) - Chronic: Parks persists for a long period of time. 13(d) - Medium: Parks help maintain natural functions, which are critical to protecting habitat.	C/Q	Indirect	Impervious Surfaces	POS	2	3	2	7	7
7	WCP	Proposed Land Use Plan	4.1 (c)	Permitted Uses and Policies: Neighborhood Villages	NV-I-17 Where possible, incorporate existing native vegetation or add new native plantings, particularly adjacent to open space areas.	1 - Preserving existing native vegetation or adding native vegetation minimizes soil erosion. Maintaining vegetative cover also helps stabilize water temperature regimes of habitat.Soil and vegetation filter some contaminants from surface water and groundwater, improving water quality and protecting habitat. 10(a) - Positive: This policy reduces harmful impacts to stream habitat. 11(b) - Reach: The policy applies only within the study area. 12(c) - Chronic: The policy will persist until amended. 13(d) - Low: Policy alone is a weak tool to achieve results.	C/N	Indirect	Buffer	POS	2	3	1	6	6
8	WCP	Proposed Land Use Plan	4.4 (b)	Policies: Public Use	PU-G-4 Encourage environmentally sensitive siting and development of public facilities.	1 - Careful siting of public facilities can help avoid impacts to wetlands, riparian areas, floodplains, and steep slopes. This policy helps avoid harm to water quality caused by erosion and sedimentation. 10(a) - Positive: This policy reduces harmful impacts on stream habitat. 11(b) - Reach: The policy applies only within the study area. 12(c) - Chronic: The policy will persist until amended. 13(d) - Low: Policy alone is a weak tool to achieve results.	C/N	Indirect	Buffer	POS	2	3	1	6	6

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9	WCP	Proposed Land Use Plan	4.6 (b)	Permitted Uses and Policies: Agricultural and Agricultural Research	AG-I-2 Require open space buffers in new developments that adjoin agricultural lands.	1 - Open space helps mitigate some of the harmful impacts of agriculture and urbanization by filtering contaminants from runoff, allowing infiltration, providing shade that helps moderate temperature, and allowing opportunities to protect natural drainageways. This goal is beneficial to stream habitat. 10(a) - Positive: Open space has a positive impact on stream habitat. 11(b) - Reach: The policy applies to open space within the study area. 12(c) - Chronic: Open space persists for a long period of time. 13(d) - Medium: Open space helps maintain natural functions, which are critical to protecting habitat.	D/C	Indirect	Buffer	POS	2	3	1	6	6
10	WCP	Open Space	5.6	Permitted Uses and Policies: Open Space	OS-G-1 Establish and maintain a framework of open space lands within West Corvallis-North Philomath that conserves natural resources, limits and defines urban areas, provides recreation and physical and visual access to green spaces, and supports agriculture within the County.	1 - Open space helps mitigate some of the harmful impacts of urbanization by filtering contaminants from runoff, allowing infiltration, providing shade that helps moderate temperature, and allowing opportunities to protect natural drainageways. This goal is beneficial to stream habitat. 10(a) - Positive: Open space has a positive impact on stream habitat. 11(b) - Reach: The policy applies to open space within the study area. 12(c) - Chronic: Open space persists for a long period of time. 13(d) - Medium: Open space helps maintain natural functions, which are critical to protecting habitat.	C/N	Indirect	Buffer	POS	2	3	2	7	7
11	WCP	Open Space	5.6	Permitted Uses and Policies: Open Space	OS-G-4 Create a distinct edge to urban areas and separation between Philomath and Corvallis by establishing a Corvallis-Philomath buffer.	1 - Open space buffers helps mitigate some of the harmful impacts of urbanization by filtering contaminants from runoff, allowing infiltration, providing shade that helps moderate temperature, and allowing opportunities to protect natural drainageways. This goal is beneficial to stream habitat. 10(a) - Positive: Open space buffers have a positive impact on stream habitat. 11(b) - Reach: The policy applies to open space within the study area. 12(c) - Chronic: Buffers persists for a long period of time. 13(d) - Medium: Buffers helps maintain natural functions, which are critical to protecting habitat.	C/N	Indirect	Buffer	POS	2	3	2	7	7
12	WCP	Open Space	5.6	Permitted Uses and Policies: Open Space	OS-G-10 Require clustering of housing in Open Space-Special Management Areas to preserve hillside views, encourage preservation of natural habitat and corridors, buffer resource lands, minimize fire hazards, and limit development costs.	1 - Clustering housing helps mitigate some of the harmful impacts of urbanization by protecting open space and reducing impervious surfaces. Open space helps filter contaminants from runoff, allows infiltration, provides shade that helps moderate temperature, and allows opportunities to protect natural drainageways. Impervious surfaces increase the rate of runoff, concentrate pollutants, and interfere with groundwater recharge. Because clustering housing reduces impervious surface, this policy is beneficial to stream habitat. 10(a) - Positive: Open space and reduced impervious surfaces have a positive impact on stream habitat. 11(b) - Reach: The policy applies only within the study area. 12(c) - Chronic: Benefits of open space persist for a long period of time. 13(d) - Low: Open space helps maintain natural functions, which are critical to protecting habitat, but policy alone is a weak tool to achieve results.	D/N	Indirect	Impervious Surfaces	POS	2	3	1	6	6

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13	WCP	Open Space	5.6	Permitted Uses and Policies: Open Space	OS-I-1 Work with private landowners to obtain dedications of open space lands for trails and for the preservation of natural systems.	1 - Open space dedications help preserve open space. Open space helps mitigate some of the harmful impacts of urbanization and agriculture by filtering contaminants from runoff, allowing infiltration of stormwater, providing shade that helps moderate temperature, and allowing opportunities to protect natural drainageways. This policy is beneficial to stream habitat. 10(a) - Positive: Open space has a positive impact on stream habitat. 11(b) - Reach: The policy applies to open space within the study area. 12(c) - Chronic: Open space persists for a long period of time. 13(d) - Low: Policy alone is a weak tool to achieve results.	C/N	Indirect	Buffer	POS	2	3	1	6	6
14	WCP	Open Space	5.6	Permitted Uses and Policies: Open Space	OS-I-2 Acquire land for and develop neighborhood parks at least five acres in size to serve residents within the UGBs of Philomath and Corvallis.	1 - Parks will help preserve open space. Open space helps mitigate some of the harmful impacts of urbanization and agriculture by filtering contaminants from runoff, allowing infiltration of stormwater, providing shade that helps moderate temperature, and allowing opportunities to protect natural drainageways. This policy is beneficial to stream habitat. 10(a) - Positive: Open space has a positive impact on stream habitat. 11(b) - Reach: The policy applies only within the study area. 12(c) - Chronic: Open space persists for a long period of time. 13(d) - Medium: Land aquistion for public parks may improve water quality.	C/N	Indirect	Buffer	POS	2	3	2	7	7
15	WCP	Open Space	5.6	Permitted Uses and Policies: Open Space	OS-I-4 Encourage the provision of pocket parks in residential areas (see policy NV-I-5).	1 - Parks will help preserve open space. Open space helps mitigate some of the harmful impacts of urbanization and agriculture by filtering contaminants from runoff, allowing infiltration of stormwater, providing shade that helps moderate temperature, and allowing opportunities to protect natural drainageways. This policy is beneficial to stream habitat. 10(a) - Positive: Open space has a positive impact on stream habitat. 11(b) - Reach: The policy applies only within the study area. 12(c) - Chronic: Open space persists for a long period of time. 13(d) - Low: Policy alone is a weak tool to achieve results.	C/N	Indirect	Buffer	POS	2	3	1	6	6
16	WCP	Open Space	5.6	Permitted Uses and Policies: Open Space	OS-I-7 Where feasible, incorporate trails as part of stream corridors as identified on the Circulation plan.	1 - Trails along stream corridors will require removal of vegetation. Exposing the soil can contribute to soil erosion and sedimentation that can impact water quality and stream habitat. Soil erosion in stream corridors also can destabilize streambanks. This policy is harmful to stream habitat. 10(a) - Negative: Trials along stream corridors are harmful to stream habitat. 11(b) - Reach: The policy applies only within the study area. 12(c) - Chronic: Trials would persist for a long period of time. 13(d) - Low: Impacts from trails would be minor.	C/N	Direct	Buffer	NEG	2	3	1	6	6

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17	WCP	Open Space	5.6	Permitted Uses and Policies: Open Space	OS-I-9 Locate trails at the edge of riparian buffer zones to minimize impacts on the natural functioning of the stream corridor and to preserve flood capacity.	1 - Trails along stream corridors will require removal of vegetation. Exposing the soil can contribute to soil erosion and sedimentation that can impact water quality and stream habitat. Soil erosion in stream corridors also can destabilize stream banks. By locating trails at the edge of the riparian buffer zones, impacts associated with trails are minimized. This policy is beneficial to stream habitat. 10(a) - Positive: Trials along stream corridors are harmful to stream habitat. This policy minimizes impacts. 11(b) - Reach: The policy applies only within the study area. 12(c) - Chronic: Trials would persist for a long period of time. 13(d) - Low: Benefits are minor.	D/N	Direct	Buffer	POS	2	3	1	6	6
18	WCP	Open Space	5.6	Permitted Uses and Policies: Open Space	OS-I-11 As an interim measure to protect scenic view areas while Comprehensive and Development Code amendments are underway, the County should work with property owners to obtain interim conservation easements on important forested hills.	1 - Obtaining interim conservation easements on forested hillsides would mitigate harmful impacts of urbanization and other uses by protecting forested land. Protecting forested hillsides will reduce erosion and sedimentation. This policy is beneficial to stream habitat. 10(a) - Positive: The easements will have a positive impact on stream habitat. 11(b) - Reach: The policy applies only within the study area. 12(c) - Once: The easements are an interim measure until the changes can be made to the Comprehensive Plan. 13(d) - Low: The district will help maintain natural functions, which are critical to protecting habitat.	C/N	Indirect	Buffer	POS	2	1	1	4	4
19	WCP	Open Space	5.6	Permitted Uses and Policies: Open Space	OS-I-12 Encourage acquisition or other protection of areas within the Corvallis-Philomath buffer.	1 - Open space buffers help mitigate some of the harmful impacts of urbanization by filtering contaminants from runoff, allowing infiltration, providing shade that helps moderate temperature, and allowing opportunities to protect natural drainageways. This policy is beneficial to stream habitat. 10(a) - Positive: Open space buffers have a positive impact on stream habitat. 11(b) - Reach: The policy applies to open space within the study area. 12(c) - Chronic: Buffers persist for a long period of time. 13(d) - Medium: Buffers helps maintain natural functions, which are critical to protecting habitat.	C/N	Indirect	Buffer	POS	2	3	2	7	7
20	WCP	Open Space	5.6	Permitted Uses and Policies: Open Space	OS-I-14 Work with property owners to establish easements along West Hills Road, Reservoir Road, and Philomath Boulevard as they pass through the Corvallis-Philomath buffer to preserve views of hillsides and to ensure they remain as scenic roadways.	1 - Open space easements help mitigate some of the harmful impacts of urbanization by filtering contaminants from runoff, allowing infiltration, providing shade that helps moderate temperature, and allowing opportunities to protect natural drainageways. This policy is beneficial to stream habitat. 10(a) - Positive: Open space easements have a positive impact on stream habitat. 11(b) - Reach: The policy applies to open space within the study area. 12(c) - Chronic: Easements persist for a long period of time. 13(d) - Medium: Easements help maintain natural functions, which are critical to protecting habitat.	C/N	Indirect	Impervious Surfaces	POS	2	3	2	7	7

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21	WCP	Circulation	6.6	Policies: Circulation	C-I-5 Work with existing property owners to establish a new fire road and access to the County Open Space Park.	1 - New roads increase impervious surfaces. Impervious surfaces increase the rate of runoff, concentrate pollutants, and interfere with groundwater recharge. New road cuts and roadway drainage systems alter the natural patterns of surface drainage. Roadways result in an increase of erosion and sedimentation caused by disturbing vegetation and channelizing surface flows. New roads are harmful to water quality and stream habitat. 10(a) - Negative: Fire roads are harmful to stream habitat. 11(b) - Reach: The policy applies only within the study area. 12(c) - Chronic: Fire roads persist for a long period of time. 13(d) - Medium: Fire roads are harmful to water quality and stream habitat.	C/N	Indirect	Impervious Surfaces	NEG	2	3	2	7	7
22	WCP	Circulation	6.6	Policies: Circulation	C-I-6 Wherever feasible, require sidewalks on both sides of a street as part of new development. Allow sidewalks on only the developed side of a street when the street forms the edge of a designated open space.	1 - New sidewalks will add to impervious surfaces within the study area. Impervious surfaces increase the rate of runoff, concentrate pollutants, and interfere with groundwater recharge. New sidewalks will result in more runoff and less infiltration and thus may be harmful to stream habitat. Some runoff from new sidewalks would be intercepted by the stormwater system, some runoff would infiltrate the ground in adjacent landscapes, and a small amount could be conveyed directly into surface waters. 10(a) - Negative: New sidewalks would add impervious surface. 11(b) - Reach: The policy applies within the study area. 12(c) - Chronic: The sidewalks would persist for a long period of time. 13(d) - Low: Most of the runoff would be intercepted by the storm sewer.	D/Q	Indirect	Impervious Surfaces	NEG	2	3	1	6	6
23	WCP	Circulation	6.6	Policies: Circulation	C-I-7 Require sidewalks to be sufficiently wide to allow pedestrians to pass each other comfortably and to reflect the anticipated density of use of the sidewalk (minimum of 5 feet in residential areas and 10 to 14 feet in neighborhood centers).	1 - Wide sidewalks will add to impervious surfaces within the study area. Impervious surfaces increase the rate of runoff, concentrate pollutants, and interfere with groundwater recharge. Wide sidewalks will result in more runoff and less infiltration and thus may be harmful to stream habitat. Some of the runoff from sidewalks would be intercepted by the stormwater system, a some runoff would infiltrate the ground in adjacent landscapes, and a small amount could be conveyed directly into surface waters. 10(a) - Negative: Wide sidewalks would add impervious surface. 11(b) - Reach: The policy applies within the study area. 12(c) - Chronic: The sidewalks would persist for a long period of time. 13(d) - Low: Most of the runoff would be intercepted by the storm sewer.	D/Q	Indirect	Impervious Surfaces	NEG	2	3	1	6	6
24	WCP	Circulation	6.6	Policies: Circulation	C-I-8 Within residential areas, require a planted strip which incorporates trees and separates sidewalks from parking and travel lanes.	1 - Planting strips help break up large areas of impervious surface. Impervious surfaces increase the rate of runoff, concentrate pollutants, and interfere with groundwater recharge. Planting strips will allow runoff to infiltrate the soil or be used by plants and thus may be beneficial to stream habitat. Allowing stormwater to infiltrate helps filter contaminants and recharges aquifers. 10(a) - Positive: Planting strips help improve water quality. 11(b) - Reach: The policy applies within the study area. 12(c) - Chronic: Planting strips would persist for a long period of time. 13(d) - Low: Planting strips are relatively small in size.	D/Q	Indirect	Impervious Surfaces	POS	2	3	1	6	6

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25	WCP	Circulation	6.6	Policies: Circulation	C-I-12 Require street trees and awnings within neighborhood centers to provide shelter for pedestrians.	1 - Requiring street trees adds porous surfaces along sidewalks. Street trees create shade that helps moderate temperature of runoff. Shade trees also consume stormwater and by doing so reduce the quantity of runoff. This policy is beneficial to stream habitat. 10(a) - Positive: Street trees reduce the amount and temperature of runoff. 11(b) - Reach: The policy applies within the study area. 12(c) - Chronic: Street trees persist for a long period of time. 13(d) - Low: Street trees produce modest benefits to water quality.	D/N	Indirect	Impervious Surfaces	POS	2	3	1	6	6
26	WCP	Circulation	6.6	Policies: Circulation	C-I-13 Provide bicycle lanes along all new arterial and collector streets. Add bicycle lanes whenever possible on existing arterial and collector streets as part of road reconstruction or restriping projects and related offsite improvements.	1 - Bike lanes increase impervious surface. Impervious surfaces increase the rate of runoff, concentrate pollutants, and interfere with groundwater recharge. Bike lanes are harmful to water quality and stream habitat. 10(a) - Negative: Bike lanes are harmful to stream habitat. 11(b) - Reach: The policy applies only within the study area. 12(c) - Chronic: Bike lanes persist for a long period of time. 13(d) - Medium: Bike lanes are harmful to water quality and stream habitat.	C/N	Indirect	Impervious Surfaces	NEG	2	3	2	7	7
27	WCP	Circulation	6.6	Policies: Circulation	C-I-15 Develop standards for number, design, and placement of bicycle parking spaces that are consistent with anticipated levels of bicycle usage in the WCNP area. Bicycle parking in secure, convenient, and whenever possible, covered locations should be an integral part of site design and the public circulation network.	1 - Bike parking spaces increase impervious surfaces. Impervious surfaces increase the rate of runoff, concentrate pollutants, and interfere with groundwater recharge. Bike parking spaces are harmful to water quality and stream habitat. 10(a) - Negative: Bike parking spaces are harmful to stream habitat. 11(b) - Reach: The policy applies only within the study area. 12(c) - Chronic: Bike parking spaces persist for a long period of time. 13(d) - Medium: Bike parking spaces are harmful to water quality and stream habitat.	C/N	Indirect	Impervious Surfaces	NEG	2	3	2	7	7
28	WCP	Circulation	6.6	Policies: Circulation	C-I-21 Local streets that serve lower intensity land uses, especially single-family residential areas at all densities, should be narrower than roadways that serve more intensive land uses.	1 - Narrow streets will reduce impervious surfaces within the study area. Impervious surfaces increase the rate of runoff, concentrate pollutants, and interfere with groundwater recharge. Narrow streets will result in less runoff and more infiltration and thus may be beneficial to stream habitat. 10(a) - Positive: Narrow streets will reduce impervious surface. 11(b) - Reach: The policy applies within the study area. 12(c) - Chronic: Narrow streets would persist for a long period of time. 13(d) - Low: Narrow streets would reduce runoff by a modest amount.	C/N	Indirect	Impervious Surfaces	POS	2	3	1	6	6

PATHWAY ANALYSIS - WEST CORVALLIS REFINEMENT PLAN

Line Item Reference Number	Document ID	Enter relevant data directly from development code			Summary and description of relevant indicators (uses, activity, or standards) impacting habitat	Formatted Response to two key questions: 1) What is the relationship between the source use or activity, the pathway, and the habitat? 2) What is the rationale for scoring this specific pathway for the following parameters; +/-/0 (Col.10 a), Mag.(Col.11 b), Dur. (Col.12 c), Intensity (Col.13 d)?	Def./Quant. Def./NonQ Cond/Q. Cond/NQ	Direct Direct Direct Indirect Indirect	Channelization Barriers Buffers Contaminants Impervious Surfaces	Impact to PFC POS - Positive NEG - Negative NTRL - Neutral	Magnitude City=3 Reach=2 Point=1	Duration Chronic=3 Episodic=2 Once =1	Intensity (Impact to Habitat) High=3 Medium=2 Low=1	Subtotal	Total Score
0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LI	DOC	Chapter Name	Sect #	Sect. Name	Description	Discussion/Justification	Filter	Impact	Pathway/Conveyance	+/-/0 (a)	Mag. (b)	Dur. (c)	Int. (d)	ST	Tot.
29	WCP	Circulation	6.6	Policies: Circulation	C-I-23 Encourage alleys to reduce curb-cuts and the presence of garages on local streets.	1 - Alleys will add to impervious surfaces within the study area. Impervious surfaces increase the rate of runoff, concentrate pollutants, and interfere with groundwater recharge. Encouraging alleys will result in more runoff and less infiltration and thus may be harmful to stream habitat. Some of the runoff from alleys would be intercepted by the stormwater system, some runoff would infiltrate the ground in adjacent landscapes, and a small amount could be conveyed directly into surface waters.. 10(a) - Negative: Alleys will add to impervious surfaces. 11(b) - Reach: The policy applies within the study area. 12(c) - Chronic: Alleys would persist for a long period of time. 13(d) - Low: Most of the runoff would be intercepted by the storm sewer.	C/N	Indirect	Impervious Surfaces	NEG	2	3	1	6	6
30	WCP	Circulation	6.6	Policies: Circulation	C-I-24 Encourage the use of median plantings within arterial and collector rights-of-way to reduce the perceived scale of roadways.	1 - Median plantings help break up large areas of impervious surface. Impervious surfaces increase the rate of runoff, concentrate pollutants, and interfere with groundwater recharge. Median plantings will allow runoff to infiltrate the soil or be used by plants and thus may be beneficial to stream habitat. Allowing stormwater to infiltrate helps filter contaminants and recharges aquifers. 10(a) - Positive: Median plantings help improve water quality. 11(b) - Reach: The policy applies within the study area. 12(c) - Chronic: Median plantings would persist for a long period of time. 13(d) - Low: Median plantings are relatively small in size.	C/N	Indirect	Impervious Surfaces	POS	2	3	1	6	6
31	WCP	Circulation	6.6	Policies: Circulation	C-I-25 Require the planting of street trees along all collector streets and on other streets within neighborhood villages as part of development approval.	1 - Requiring street trees adds porous surfaces along sidewalks. Street trees create shade that helps moderate the temperature of runoff. Shade trees also consume stormwater and by doing so reduce the quantity of runoff. This policy is beneficial to stream habitat. 10(a) - Positive: Street trees reduce the amount and temperature of runoff. 11(b) - Reach: The policy applies within the study area. 12(c) - Chronic: Street trees persist for a long period of time. 13(d) - Low: Street trees produce modest benefits to water quality.	D/N	Indirect	Impervious Surfaces	POS	2	3	1	6	6
32	WCP	Plan Implementation	7.5 (b)	Acknowledge Existing Conflicts	27. Benton County recognizes Dimple Hill and the hillside from Dimple Hill to Lewisberg Saddle as outstanding scenic resources. The County shall promote and support acquisition of privately owned portions of Dimple Hill by public or quasi-public agencies or groups in order to secure preservation of Dimple Hill as a scenic resource.	1 - Scenic preservation has no tangible connection to habitat. 10(a) - Neutral: Scenic preservation has no tangible connection to habitat. 11(b) - Reach: The policy applies within the study area. 12(c) - Chronic: Scenic preservation will persist for a long period of time. 13(d) - Low: Policy alone is a weak tool to achieve results.	C/N	Indirect	NA	NTRL	0	0	0	0	0

PATHWAY ANALYSIS - WEST CORVALLIS REFINEMENT PLAN

Line Item Reference Number	Document ID	Enter relevant data directly from development code			Summary and description of relevant indicators (uses, activity, or standards) impacting habitat	Formatted Response to two key questions: 1) What is the relationship between the source use or activity, the pathway, and the habitat? 2) What is the rationale for scoring this specific pathway for the following parameters; +/-/0 (Col.10 a), Mag.(Col.11 b), Dur. (Col.12 c), Intensity (Col.13 d)?	Def./Quant. Def./NonQ Cond/Q. Cond/NQ	Direct Direct Direct Indirect Indirect	Channelization Barriers Buffers Contaminants Impervious Surfaces	Impact to PFC POS - Positive NEG - Negative NTRL - Neutral	Magnitude City=3 Reach=2 Point=1	Duration Chronic=3 Episodic=2 Once =1	Intensity (Impact to Habitat) High=3 Medium=2 Low=1	Subtotal	Total Score
0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
LI	DOC	Chapter Name	Sect #	Sect. Name	Description	Discussion/Justification	Filter	Impact	Pathway/Conveyance	+/-/0 (a)	Mag. (b)	Dur. (c)	Int. (d)	ST	Tot.
33	WCP	Plan Implementation	7.5 (b)	Acknowledge Existing Conflicts	29. The Development Department shall apply sensitive land development standards to any proposed residential development above the 1,000 foot contour level on Dimple Hill.	1 - Sensitive lands standards will help protect land from urbanization and mitigate harmful environmental impacts such as erosion and sedimentation. Generally, the policy will benefit stream habitat. 10(a) - Positive: Sensitive land development standards mitigate the impacts of erosion and sedimentation on stream habitat. 11(b) - Reach: Standards apply within the area defined. 12(c) - Chronic: Sensitive land development standards will persist for a long period of time. 13(d) - Low: Sensitive land standards reduce but do not eliminate impacts.	C/N	Indirect	Contaminants	POS	2	3	1	6	6
34	WCP	Plan Implementation	7.5 (b)	Acknowledge Existing Conflicts	30. In reviewing conditional use applications for construction of utility facilities, aggregate site development or expansion, or other conditional uses on Dimple Hill, the County shall protect the scenic and natural area characteristics of the site through conditions or restrictions of the proposed use.	1 - County review, conditions, and restrictions will help protect land from urbanization and mitigate harmful environmental impacts such as erosion and sedimentation. Generally, the policy will benefit stream habitat. 10(a) - Positive: County conditions and restrictions help mitigate impacts of erosion and sedimentation on stream habitat. 11(b) - Reach: Conditions and restrictions apply within the defined area. 12(c) - Chronic: Restrictions will persist until amended. 13(d) - Low: Conditions and restrictions are difficult to enforce.	C/N	Indirect	Impervious Surfaces	POS	2	3	1	6	6
35	WCP	Plan Implementation	7.5 (b)	Acknowledge Existing Conflicts	3.3.14 The City shall secure land through dedication, exaction, or purchase of fee simple rights or easements to provide for both passive and active recreational activities on selected hills as specified in the Open Space Plan, Corvallis Planning Area.	1 - Parks and open space will help mitigate some of the harmful impacts of urbanization and agriculture by filtering contaminants from runoff, allowing infiltration of stormwater, providing shade that helps moderate temperature, and allowing opportunities to protect natural drainageways. This policy is beneficial to stream habitat. 10(a) - Positive: Open space has a positive impact on stream habitat. 11(b) - Reach: These actions apply only within the study area. 12(c) - Chronic: Open space persists for a long period of time. 13(d) - Medium: Land acquisition for public parks may improve water quality.	C/N	Indirect	Impervious Surfaces	POS	2	3	1	6	6